



AUCTION

*By Order of The State of Texas
General Land Office*



*245 E. Levee St, Brownsville, TX
Selling Wed., May 2nd @ 11:00 a.m.*



*115 Twin Circle Dr, Wortham, TX
Selling Thurs., May 3rd @ 11:00 a.m.*



*1606 Robert E. Lee Dr, Marlin, TX
Selling Thurs., May 3rd @ 2:00 p.m.*



*1500-1502 San Jacinto Blvd, Austin, TX
Selling Fri., May 4th @ 11:00 a.m.*



*203 W. Martin Luther King Blvd, Austin, TX
Selling Fri., May 4th @ 11:00 a.m.*

**HUDSON &
MARSHALL**
HIGH-PERFORMANCE AUCTIONEERS

800.841.9400

www.txgloauction.com

Dear Prospective Bidder,

Hudson and Marshall is pleased to have been chosen by the State of Texas General Land Office to offer these quality properties at auction. If you have been looking for investment property, you owe it to yourself to inspect these quality properties. Call Hudson and Marshall with any questions or to receive a property information package.



Best of luck in your bidding: Hudson & Marshall, Inc.

Property 1

Selling Wednesday, May 2nd @ 11:00 a.m

Selling on Site

245 E. Levee St, Brownsville, TX



Legal Description: Lots 10, 11 and 12, Block 48, Brownsville Original Townsite, Cameron County, TX

Tax Parcel ID#: 01-0000-0480-0100-00

Property Information: Built in 1964. 7,800 SF Building located on 18,000 square foot site. Asphalt paved parking lot with space for 20 vehicles, lot is enclosed by chain link security fence, which is accessed by an automatic gate equipped with electronic keypad. Two restrooms and employee lounge.

Zoning: 1C, Professional Office "F"

Utilities: Brownsville Public Utilities provide water and sanitary sewer service. Natural gas, electricity and telephone also available.

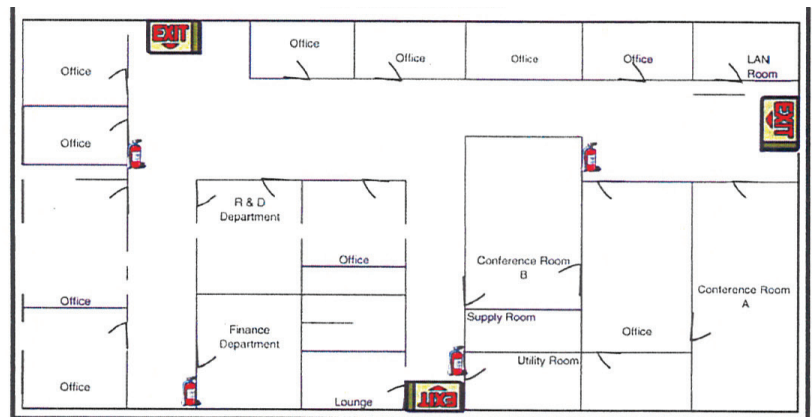
Lease Information: Vacant

Terms of the Sale: A cashier's check, or certified check in the amount of **\$2,500** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Buyer's Premium Fee: A 10% buyer's premium will apply. The bid amount plus the buyer's premium equals the total bid price.

Closing: Closing shall occur within thirty (30) days of Seller execution of the contract.

Open House: Thursday, April 19th from 1:00 - 4:00 p.m.
Thursday, April 26th from 1:00 - 4:00 p.m.
Tuesday, May 1st from 1:00 - 4:00 p.m.
Or by appointment.
Call H&M 800-841-9400



PROPERTY INFORMATION PACKAGES AVAILABLE ON
ALL PROPERTIES. CALL 800-841-9400 OR
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Property 2

Selling Thursday, May 3rd @ 11:00 a.m

Selling on Site

115 Twin Circle Dr, Wortham, TX

Legal Description: Being a 15,000 square foot or 0.344 acre tract of land identified as Lot 8, Block 2, Twin Circle Estates Addition, City of Wortham, Freestone County, Texas

Property Information: This Group Home was built in 1994. 2,930 SF Building located on .344 acres or 15,000 square feet

Bed/Bath Count: 5 bedrooms, 1.5 baths and a large handicapped bathing facility.

Zoning: Property is not zoned. The City of Wortham does not have zoning.

Utilities: All public utilities are available to the site, including City of Wortham sewer and water

Lease Information: Leased since 2004 as a group home for handicapped individuals.

Term of Lease: The lease shall run concurrently with the Provider Agreement for programs operated on the Premises for a period up to one year. Lessee may terminate this lease agreement with 30 days written notice.

Rent: The Fair Market Rent (FMR) for this Property is \$850 per month. In order to reflect Lessee's payment for Routine Maintenance, maintenance, and Repairs, the FMR has been reduced by the estimated cost of procuring these services. The net rent is \$500 per month, or any portion thereof. Decertification of the Program and/or Vendor Hold will not void the Lessee's responsibility for paying rent. Lessee shall pay rent monthly in advance in the amount of \$500.00. Rent is due on the first day of each month. No security deposits to be transferred to buyer and the rents will not be prorated. **Visit www.TXGLOAUCTION.com to view the entire lease agreement.**

Terms of the Sale: A cashier's check, or certified check in the amount of **\$2,500** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Buyer's Premium Fee: A 10% buyer's premium will apply. The bid amount plus the buyer's premium equals the total bid price.

Closing: Purchaser shall have thirty (30) days from the Seller execution of the contract to conduct their due diligence and an additional thirty (30) days to close.

Open House: This property will be shown by appointment only on Monday - Friday from 9:00 a.m. until 3:00 p.m. 24 hours notice must be given to see the property. Call H&M 800-841-9400.



Property 3

Selling Thursday, May 3rd @ 2:00 p.m.

Selling on Site

1606 Robert E. Lee Dr, Marlin, TX



Legal Description: Lot 11, Block 2, Plantation Acres, Marlin, Falls County, TX conveyed by Cullen E. Rogers et ux by deed dated October 2, 1991, of record in Volume 32, Page 141, Deed Records of Falls County, Texas

Property Information: This Group Home was built in 1994. 2,882 SF Building located on 0.247 acre or 10,759 square feet

Bed/Bath Count: 6 bedrooms, 3 full baths

Zoning: R-2, 100; Multi-family Residential District, City of Marlin

Utilities: City of Marlin water, wastewater and solid waste service.

Lease Information: Leased since 2007 as a group home for handicapped individuals.

Term of Lease: If lessee is not in default with any term or condition of this Lease, the Lease will automatically renew and run concurrently with Lessee's Programs. Termination upon thirty days written notice via either party.

Rent: The Fair Market Rent (FMR) for the Premises is \$1,300 per month. The amount of the rent due under this lease is based on the FMR, reduced by the value attributable to lessee's responsibilities for providing routine maintenance, maintenance and repairs. Lessee shall pay lessor rent in the amount of \$568.00 per month. Decertification of the program or vendor hold will not void the lessee's responsibility for paying rent. Lessee shall pay rent to lessor quarterly, in advance, in the amount of \$1,704. If the first or last month of the lease does not extend through a full month, the rent will be prorated. Rent is due on the first day of September, December, March and June. No security deposits to be transferred to buyer and the rents will not be prorated. Visit www.TXGLOAUCTION.com to view the entire lease agreement.

Terms of the Sale: A cashier's check, or certified check in the amount of \$2,500 is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Buyer's Premium Fee: A 10% buyer's premium will apply. The bid amount plus the buyer's premium equals the total bid price.

Closing: Purchaser shall have thirty (30) days from the Seller execution of the contract to conduct their due diligence and an additional thirty (30) days to close.

Open House: This property will be shown by appointment only on Monday - Friday from 9:00 a.m. until 3:00 p.m. 24 hours notice must be given to see the property. Call H&M 800-841-9400.

PROPERTY INFORMATION PACKAGES AVAILABLE ON ALL PROPERTIES.

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Property 4

Selling Friday, May 4th @ 11:00 a.m.

Sale Site: 1700 North Congress, Stephen F. Austin Bldg, Room 170, Austin

1500-1502 San Jacinto Blvd, Austin, TX



Legal Description: The easterly 79 feet, more or less, of the southerly 128 feet, more or less, of Block 54, Division E, in the City of Austin, Travis County, Texas.

Tax Parcel ID#: 200187 200188

Property Information: Built in 1922. Located on 0.2321 Acre or 10,110 SF. The subject is improved with a restaurant that was converted from a gas station.

Zoning: CS with the following conditional overlays: Capitol Dominance, Capitol View Corridor (CVS), Central Urban Redevelopment (CURE), Residential Design & Compatibility Standards, and Comprehensive Cultural Resources; City of Austin.

Utilities: All Available

Lease Information: This property is currently vacant

Terms of the Sale: A cashier's check, or certified check in the amount of **\$10,000** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Buyer's Premium Fee: A 5% buyer's premium will apply. The bid amount plus the buyer's premium equals the total bid price.

Closing: If the environmental report becomes available prior to the auction, there will be a 30 day close from Seller execution of the contract on this property. If the environmental report is NOT available there will be a 30 day feasibility from the Seller execution of the contract and 30 day close.

Open House: Thursday, April 19th from 1:00 - 4:00 p.m.
Thursday, April 26th from 1:00 - 4:00 p.m.
Tuesday, May 1st from 1:00 - 4:00 p.m.
Or by appointment.
Call H&M 800-841-9400

Property 5

Selling Friday, May 4th @ 11:00 a.m.

Sale Site: 1700 North Congress, Stephen F. Austin Bldg, Room 170, Austin

S. W. Corner of W. Martin Luther King, Jr., Blvd & Colorado Street, Austin, TX
Excellent Downtown Location Adjacent to The University of Texas

Legal Description: The northeast $\frac{1}{4}$, the north $\frac{1}{2}$ of the southeast $\frac{1}{4}$, and the east 5 feet of the northwest $\frac{1}{4}$ and east 5 feet of the north $\frac{1}{2}$ of the southwest $\frac{1}{4}$, all in Outlot No. 42, Division E, in the City of Austin, Travis County, Texas.

Tax Parcel ID#: 200163

Property Information: 0.7887 acre or 34,354 SF Parking Lot. 85 Parking Spaces. Dimensions are 143' x 240'.

This property is currently being used as a parking lot by State of Texas employees. Call Hudson & Marshall for details. 800-841-9400.

Zoning: 67% MF-5 and 33% DMU with the following overlays: Capitol Dominance, Capitol View Corridor (CVS), Central Urban Redevelopment (CURE), Residential Design & Compatibility Standards, and Comprehensive Cultural Resources; City of Austin.

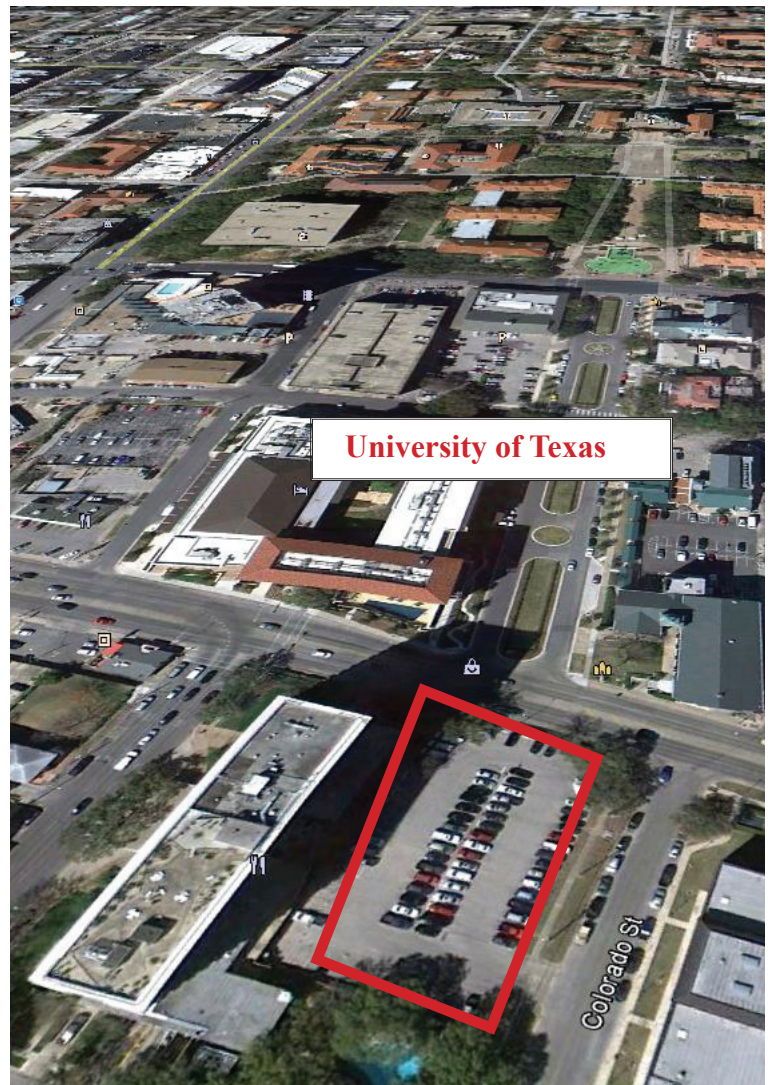
Utilities: All utilities available

Terms of the Sale: A cashier's check, or certified check in the amount of **\$25,000** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Buyer's Premium Fee: A 5% buyer's premium will apply. The bid amount plus the buyer's premium equals the total bid price.

Closing: Closing shall occur within thirty (30) days of Seller execution of the contract.

Open House: This property is available for viewing anytime.



PROPERTY INFORMATION PACKAGES AVAILABLE
ON ALL PROPERTIES.
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Terms & Conditions

AUCTION REGISTRATION: Auction registration begins one hour before each auction. A cashier's check or certified check made payable to yourself in the amount specified in the "Terms of the Sale" section on each property must be shown at the time of registration.

TERMS OF SALE: Properties 1, 2 & 3 - A cashier's check, or certified check in the amount of **\$2,500** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Property 4 - A cashier's check, or certified check in the amount of **\$10,000** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

Property 5 - A cashier's check, or certified check in the amount of **\$25,000** is required as a portion of the 10% down payment. The remainder of the 10% down payment must be paid within 3 business days via cashier's check or wire transfer to the respective Title Company.

The successful bidder shall execute an Auction Real Estate Sales Contract, an example is included in the Property Information Packet, immediately after being declared the successful bidder by the auctioneer. Seller will convey title per the title commitment in the property information package subject to all encumbrances, easements, rights-of-way, leases, liens, licenses, reservations, conditions and all other matters which are of record or which would be revealed by a physical inspection of the property, as well as all standard printed exceptions to title and other matters set forth in the Commitment for title insurance issued in connection with the Auction (enclosed in the Property Information Package). The buyer is responsible for other closing costs of the transaction.

THE BASIC TITLE INSURANCE PREMIUM SHALL BE PAID BY SELLER; PAYMENT OF THE PREMIUM FOR ANY ENDORSEMENT TO THE BASIC OWNER'S POLICY SHALL BE THE SOLE RESPONSIBILITY OF PURCHASER. ALL PROSPECTIVE BIDDERS SHOULD CONSIDER ENGAGING COUNSEL OF THEIR OWN CHOOSING TO EXAMINE THE COMMITMENT FOR TITLE INSURANCE, THE PROPERTY INFORMATION PACKET, AND ALL MATTERS REFERRED TO THEREIN AS AFFECTING THE CONDITION OR STATUS OF THE PROPERTIES, OR THE STATE OF TITLE OF PROPERTIES, ON WHICH THEY INTEND TO BID. SELLER DISCLAIMS AND EXPRESSLY MAKES NO WARRANTIES OR REPRESENTATIONS WHATSOEVER, EXPRESSED OR IMPLIED, WRITTEN OR ORAL, WITH RESPECT TO THE CONDITION OR STATUS OF THE PROPERTIES, THE STATE OF TITLE, THE TITLE COMPANY, OR OF THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE COMMITMENTS FOR TITLE INSURANCE AND/OR THE PROPERTY INFORMATION PACKETS.

BUYER'S PREMIUM FEE: Please see Individual Property Listing for detailed information.

TAXES: Seller is exempt from general real estate taxes and assessments. As of the date of the closing, and thereafter, Purchaser shall be solely responsible for all real estate taxes and assessments for the then-current calendar year, including roll-back taxes assessed in and/or for this or future calendar years, if applicable.

BUYER'S NOTE: Personal on-site inspection of the property is strongly recommended. ALL OF THE PROPERTIES WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by seller nor auctioneers. Its accuracy is not warranted in any way. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made at the auction take precedence over all other advertising. There is no obligation on the part of the seller to accept any backup bids in the event the high bidder fails to perform.

AUCTION PLATS & PHOTOS: Auction plats and photos have been compiled from existing legal descriptions and plats, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein.

AGENCY DISCLOSURE: Hudson & Marshall of Texas and all licensees employed by or associated with auctioneers, represent seller in the sale of this property.

FOR INFORMATION CALL Hudson & Marshall at 800-841-9400 or visit our web site www.TXGLOAUCTION.com

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